

**TABLE IDENTIFYING COUNTY-REQUESTED "FRIENDLY MODIFICATIONS"  
TO THE LCP AMENDMENT FOR ACCESSORY DWELLING UNITS**

	<b>CZC Section</b>	<b>Proposed "Friendly Modification"</b>	<b>Rationale</b>
1	20.308.020(F)	Clarify that prohibition on sleeping quarters in Accessory Buildings does not apply to Accessory Living Units and ADUs	clean-up/clarification
2	20.308.020(G)	Add reference to "existing or proposed single family dwelling" to "Accessory Dwelling Unit" definition	consistency with new ADU laws
3	20.308.020(H)	"Accessory Living Unit" definition should include cross-reference to JADU definition (CZC Section 20.308.065).	clean-up/clarification
4	20.308.035(I)	Add reference to JADU in "Dwelling Group" definition	clean-up/clarification
5	20.308.040(B)	update "Efficiency Kitchen" definition to remove requirement for sink and restriction regarding size of electrical service for cooking facility and use of natural gas or propane.	consistency with new ADU laws
6	20.308.065(A)	Update JADU definition to clarify that a separate entry is required	clean-up/clarification
	20.308.075	Add new definition for "legally authorized residential structure" and renumber subsequent sections	
7	20.458.005	Add references to JADUs and GC Section 65852.22 in Declaration	clean-up/clarification
8	20.458.010	Add statement that JADUs in Gualala Town Plan area are exempted from the 100-unit cap on ADUs. Add clarifying language that LCP amendment to modify the cap will need to address SR1 capacity and water and sewer capacity.	clarification
9	20.458.015	Add clarifying language that ADUs and JADUs are permitted in any zone that allows residential use as either a permitted or conditional use	clarification
10	20.458.020(A)	Add statement that a certificate of occupancy for ADU will not be issued prior to issuance of certificate of occupancy for primary residence	consistency with new ADU laws

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11	20.458.020(C)	Add clarification that legally-authorized accessory structures may be converted to ADUs	consistency with new ADU laws
12	20.458.020(E)	Add reference to narrow exception for separate sale of ADU per GC Section 65852.26	consistency with new ADU laws
13	20.458.020(F)(3)	Updated cross-reference	clean-up
14	20.458.025(A),(B),(C)	Update subsection (A) to apply only to zoning classifications that do not allow multifamily dwellings. Add subsection (B) to address ADUs in multifamily dwellings in the Gualala Town Plan area consistent with State law. Add subsection (C) to address ADUs in multifamily dwellings outside of the Gualala Town Plan area consistent with State law.	consistency with new ADU laws
15	20.458.025(D)	Delete reference to "lot coverage," clarify that non-conforming structures may be used as ADUs, establish reduced side and rear setback requirements	consistency with new ADU laws
16	20.458.025(E)(2)	Modify to allow minimum of 850 SF for attached ADU and 1,000 SF for an ADU that provides more than one bedroom	consistency with new ADU laws
17	20.458.030(A)	Eliminate caveat excluding Gualala Town Plan area from provision allowing JADU, ADU and one other accessory living unit on a parcel in addition to a single-family dwelling	consistency with new ADU laws
18	20.458.030(B)	Add caveat that requirement for owner-occupancy of either the JADU or primary residence takes affect after January 1, 2025	consistency with new ADU laws
19	20.458.030(F)	Delete requirement that interior access from a JADU to the single-family dwelling be maintained	consistency with new ADU laws
20	20.458.030(J)	Add examples of the pertinent restrictions and limitations of a JADU that would be included in a deed restriction	clarification
21	20.458.035(D)	Delete more restrictive floor area limitations	consistency with new ADU laws

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22	20.458.035(E)	Delete provision re: floor area limitation for JADUs	clean-up/duplicates floor area limitation in 20.458.030(D)
23	20.458.040(B)	Add reference to JADUs	clean-up/clarification
24	20.458.040(C)	Add reference to JADUs	clean-up/clarification
25	20.458.040(E)	Add reference to Floodplain Combining District	clean-up/clarification
26	20.458.045(A)	Add reference to JADU in provision relating to protection of ESHA	clean-up/clarification
27	20.458.045(B)	Add reference to JADU in provision relating to blufftop setback	clean-up/clarification
28	20.458.045(C)	Add provision re: visual resource protection for ADUs outside of Highly Scenic Areas that are visible from a public viewpoint	clean-up/clarification
29	20.458.045(E)(2)	Change reference to "non-prime soils" to "land designated Prime Agricultural Land"	clean-up/clarification
30	20.458.045(E)(3)	Change reference to "no timber removal" to "no major vegetation removal or harvesting"	clean-up/ standard is defined in CZC Section 20.308.080(C)
31	20.458.045(F)	Add "in a residential area" in provision related to residential development on residential parcels adjacent to AG, RL, FL or TPZ zoning	clean-up/clarification
32	20.458.045(H)	Delete references to Floodplain Combining District	clean-up/conflicts with proposed CZC Section 20.458.040(E)
33	20.458.045(I)	Add provision re: prohibition of ADUs on sites with known archaeological resources	clean-up/clarification
34	20.458.050(B)(1) & 20.458.050(B)(3)	Add reference to "walking distance" and change reference from "principal" residence to "primary" residence	clean-up/consistency with new ADU laws
35	20.458.050(E)	Delete provision pertaining to replacement parking when a garage or carport is demolished in conjunction with construction of ADU	consistency with new ADU laws

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36	20.532.015(B)	Add statement cross-referencing required consistency findings for coastal development ministerial permits	clarification
37	20.532.055	Add provisions to implement 60-day timeframe for action on ADU/JADU permit in subsections (B) and (C). Subsection (D) includes notification requirements patterned off of certified language in Mendocino Town Plan.	consistency with new ADU laws
38	20.536.001(G)	Add provision to explain Effective Date for coastal development ministerial permits.	clean-up/clarification
39	20.536.010	modified Section numbers, starting with new 20.536.010. Add language regarding effective date of decisions on coastal development ministerial permits	clean-up/clarification
40	Throughout ordinance	Change references to accessory dwelling units and junior accessory dwelling units to ADU and JADU. Modified cross-references to Sections as needed.	clean-up